

IN RE: PETITION FOR VARIANCE
N/S Corbett Road, 360' E of
York Road
(612 Corbett Road)
8th Election District
3rd Councilmanic District

Zbigniew J. Szadkowski, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-403-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Zbigniew J. and Bozena Szadkowski. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (proposed studio/garage) to be located in the front yard in lieu of the required rear yard, and to permit said accessory structure to have a height of 21 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were the owners of the subject property, Mr. & Mrs. Zbigniew Szadkowski. Appearing as an interested citizen was Mr. Greg Moran, a nearby resident of the area. In addition, Mr. John Altmeyer appeared on behalf of the Building Inspection Division of the Department of Permits and Development Management. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.92 acres, zoned R.C.5 and is improved with a single family dwelling and a detached studio toward the front portion of the site closest to Corbett Road. The Petitioners have lived on the pro-

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erty for the past 10 years; however, due to a recent fire, the existing dwelling is no longer habitable. The studio building suffered only partial structural damage and can be repaired for continued use. The Petitioners are desirous of razing the fire-damaged dwelling and replacing same with a new residence toward the rear of the property, on a hill as shown on Petitioner's Exhibit 1; however, because the new dwelling will be located to the rear of the studio building, the requested variance is necessary. Furthermore, the existing studio building has a height of 20'4"; thus, the requested variance from height restrictions is necessary in order to retain the studio building at its present height.

Further testimony revealed that the Petitioners would like to provide temporary living quarters within the studio building until such time as construction of the new dwelling is completed. In addition, upon completion of the new dwelling, the Petitioners propose to convert the studio building for use as a three-car garage. The Petitioners testified that they have been delayed in moving forward with the proposed improvements because of their insurance company who is investigating the cause of the fire to determine who may be responsible for the Petitioners' loss.

As noted above, Mr. Greg Moran, a nearby resident of the area, appeared as an interested citizen. Mr. Moran was concerned because the property had become an eyesore. He also expressed concern over what might ultimately become of the property. However, after hearing the testimony presented at the hearing, Mr. Moran indicated that he had no objections to the Petitioners' plans, provided the proposed temporary living quarters do not remain in perpetuity and the Petitioners do not abandon their plans to construct a permanent residence on their property. After discussing this issue with those in attendance at the hearing, it was agreed that a one-

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year period of time from the date of issuance of a building permit to construct the proposed improvements would be sufficient to allow completion of the proposed garage and new dwelling. Upon the issuance of an occupancy permit for the proposed dwelling, the Petitioners would be required to vacate the studio/garage building and cease using same for residential purposes.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any

injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R. However, as a condition of the granting of this relief, the Petitioners shall be required to complete the proposed improvements within one year of the date of issuance of a building permit for same. Furthermore, the use of the studio building for temporary living quarters shall cease at such time as the Petitioners obtain an occupancy permit for the permanent residence.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of June, 1998 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (proposed studio/garage) to be located in the front yard in lieu of the required rear yard, with a height of 21 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their razing/building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


2) The proposed improvements must be completed within one year of the date of issuance of a building permit for the proposed dwelling and three-car garage.

3) Upon the issuance of an occupancy permit for the proposed new dwelling, the Petitioners shall cease using the studio/garage building as temporary living quarters.

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4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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Date 6/25/18
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 25, 1998

Mr. & Mrs. Zbigniew J. Szadkowski
c/o Genova System
10866 York Road
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE
N/S Corbett Road, 360' E of York Road
(612 Corbett Road)
8th Election District - 3rd Councilmanic District
Zbigniew J. Szadkowski, et ux - Petitioners
Case No. 98-403-A

Dear Mr. & Mrs. Szadkowski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: John Altmeyer, DPDM

✓ People's Counsel
Case File



403



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

612 Corbett Road ED 8

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Baltimore County Zoning Regulations Section 400.1 and 400.3

400.1 - Accessory buildings in residential zones...shall be located only in the rear yard.

400.3 - The height of accessory buildings...shall not exceed 15 feet. TO PERMIT A FRONT YARD LOCATION AND A HEIGHT OF 21 FT.

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Zbigniew J. Szadkowski

(Type or Print Name)

Signature

Bozena Szadkowski

(Type or Print Name)

Signature

C/O Genova System

10866 York Road

(410) 771-9140

Address

Phone No.

Cockeysville

MD

21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

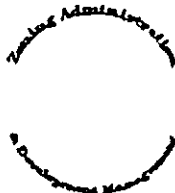
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DATE

4/24/98

98-403-A

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on Recycled Paper



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~~Zoning~~ DESCRIPTION
612 CORBETT ROAD

A03

BEGINNING AT A POINT ON THE NORTHSIDE ~~OF~~ OF CORBETT ROAD
AT A DISTANCE OF 360 FT \pm EAST OF YORK RD. THENCE THE
FOLLOWING COURSES AND DISTANCES. N $16^{\circ}00'W$ N $76^{\circ}15'E$
S $18^{\circ}30'00"E$, S $12^{\circ}30'E$, S $62^{\circ}30'W$ BACK
TO THE POINT OF BEGINNING. LOT SIZE ~~2.99~~ 2.92 \pm AC.
IN THE 3RD COUNCIL DISTRICT, 8TH ELECTION DISTRICT.

98-403-A

**BALTIMORE COUNTY, MARY
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

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SZADKOWSKI

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PINK - AGENCY

YES! QW - CUSTOMER

CASHIER'S VALIDATION

98-403-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 21, 19 98.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-483-A
612 Corbett Road
N/S Dorset Road, 380' E of York Road
San Bedon District
8th Commutative District
Legal Owner(s)
Zoning
Zoning # 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-12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RE: PETITION FOR VARIANCE
612 Corbett Road, N/S Corbett Rd, 360' E of York
Rd, 8th Election District, 3rd Councilmanic

Legal Owners: Zbigniew J. and Bozena
Szadkowski

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-403-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Zbigniew J. and Bozena Szadkowski, c/o Geneva System, 10866 York Road, Cockeysville, MD 21030, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

612 Corbett Road
Election District 8

Petition for Zoning Variance

Hardships and Practical Difficulties as detailed as follows:

1. The existing residence was recently totally destroyed by a fire except for the attached studio portion of the structure. The studio suffered only partial structural damage and can be repaired and remain as a usable structure. Previously the existing residence was not in conformance with the RC- 5 building setback requirements . A new residence is proposed and will be relocated on the property so as to be in compliance with the RC-5 setback requirements, however by doing so it must be situated to the rear of the existing studio because of the same setback limitations and also due to the rugged topography of the property. The owners are in need of a residence and desire to immediately repair the studio portion of the existing structure for use as temporary home while their new dwelling is being constructed. The remainder of the existing residence will be razed. The owners desire to retain the studio for continued use (as a studio not as a dwelling) after the completion of the new residence . Per Sec. 400.1 of the BCZR a variance is requested to permit an accessory structure in the front yard of the principal structure.
2. The existing height of the subject studio is 21 feet, more or less, which exceeds the minimum 15 foot height limit for an accessory structure and therefor a variance is requested from Sec. 400.3 of the BCZR to permit the existing structure to remain in the existing configuration..
3. Other good and sufficient testimony to be presented at the hearing.

ORDER RECEIVED FOR FILING

Date

By

6/25/98

[Signature]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 4, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-403-A

612 Corbett Road

N/S Corbett Road, 360' E of York Road

3rd Election District - 8th Councilmanic District

Legal Owner: Zbigniew J. Szadkowski & Bozena Szadkowski

Variance to permit an accessory structure in a proposed front yard with a height of 21 feet in lieu of the required rear yard with a maximum 15-foot height. (Said structure to be a temporary residence during reconstruction of dwelling.)

HEARING: Monday, June 8, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Zbigniew & Bozena Szadkowski

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 24, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
May 21, 1998 Issue - Jeffersonian

Please forward billing to:

Z. John Szadkowski
612 Corbett Road
Monkton, MD 21111

410-472-3769

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-403-A

612 Corbett Road

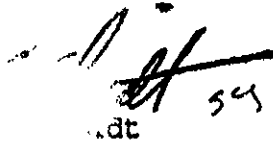

N/S Corbett Road, 360' E of York Road

3rd Election District - 8th Councilmanic District

Legal Owner: Zbigniew J. Szadkowski & Bozena Szadkowski

Variance to permit an accessory structure in a proposed front yard with a height of 21 feet in lieu of the required rear yard with a maximum 15-foot height. (Said structure to be a temporary residence during reconstruction of dwelling.)

HEARING: Monday, June 8, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt
Z. John Szadkowski

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-403-A

Petitioner: Z. JOHN SZADKOWSKI

Address or Location: 612 CORBETT Rd. MONKTON, Md
21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: Z. JOHN SZADKOWSKI

Address: 612 CORBETT Rd
MONKTON, Md 21111

Telephone Number: (410) 422-3769

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 28-403-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE
TO PERMIT AN ACCESSORY STRUCTURE IN A PROPOSED FRONT
YARD WITH A HEIGHT OF 21 FT. IN LIEU OF THE REQUIRED REAR YARD
WITH A MAXIMUM 15 FT HEIGHT. (SAID STRUCTURE TO BE A TEMPORARY RESIDENCE
DURING RECONSTRUCTION OF DWELLING)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 98-403-APetitioner/Developer: SZADKOWSKI, ETALDate of Hearing/Closing: 6/8/98RM-407CCB@ 1000 AM

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 612 CORBETT RD.

The sign(s) were posted on 5/22/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

10-666-5366 ; CELL 410-905-8571

(Telephone Number)

Post-It® Fax Note

7671

Date	6/2/98	# of pages	1
To	ZONING COMM.	From	P. O'KEEFE
Co./Dept.	-BA.CO.	Co	
Phone #		Phone #	410-905-8571
Fax #	887-3468	Fax #	

98-403-A
612 CORBETT ROAD

H-6/8/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 3, 1998

Mr. & Mrs. Zbigniew Szadkowski
c/o Genova System
10866 York Road
Cockeysville, MD 21030

RE: Item No.: 403
Case No.: 98-403-A
Petitioner: Zbigniew
J. Szadkowski
Location: 612 Corbett Road

Dear Mr. & Mrs. Szadkowski:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 24, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: May 5, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 612 Corbett Road

INFORMATION

Item Number: 403

Petitioner: Szadkowski Property

Zoning: RC 5

Requested Action: Variance

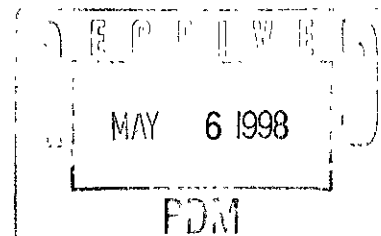
Summary of Recommendations:

Staff does not oppose the applicant's request provided that the residential use of the accessory structure is temporary.

Prepared by: *[Signature]*

Division Chief: *[Signature]*

AFK/JL





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 4, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

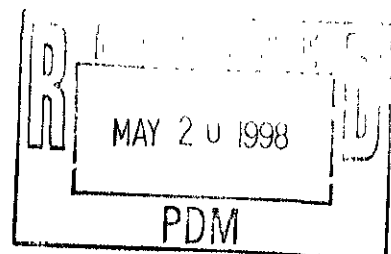
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

393, 395, 397, 398, 400, 402, and 403

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 11, 1998

FROM: *Sub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 11, 1998
 Item Nos. 394, 396, 397, 398, 399,
 400, 401, 402, and 403

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley *RBS/ep*
Permits and Development Review
DEPRM

DATE: _____

SUBJECT: Zoning Advisory Committee
Meeting Date: *May 21, 92*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	396	401
	397	402
	398	403
	400	

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-1-91
Item No. 403 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning Variance Hearing

PROPERTY ADDRESS: 612 CORBETT ROAD

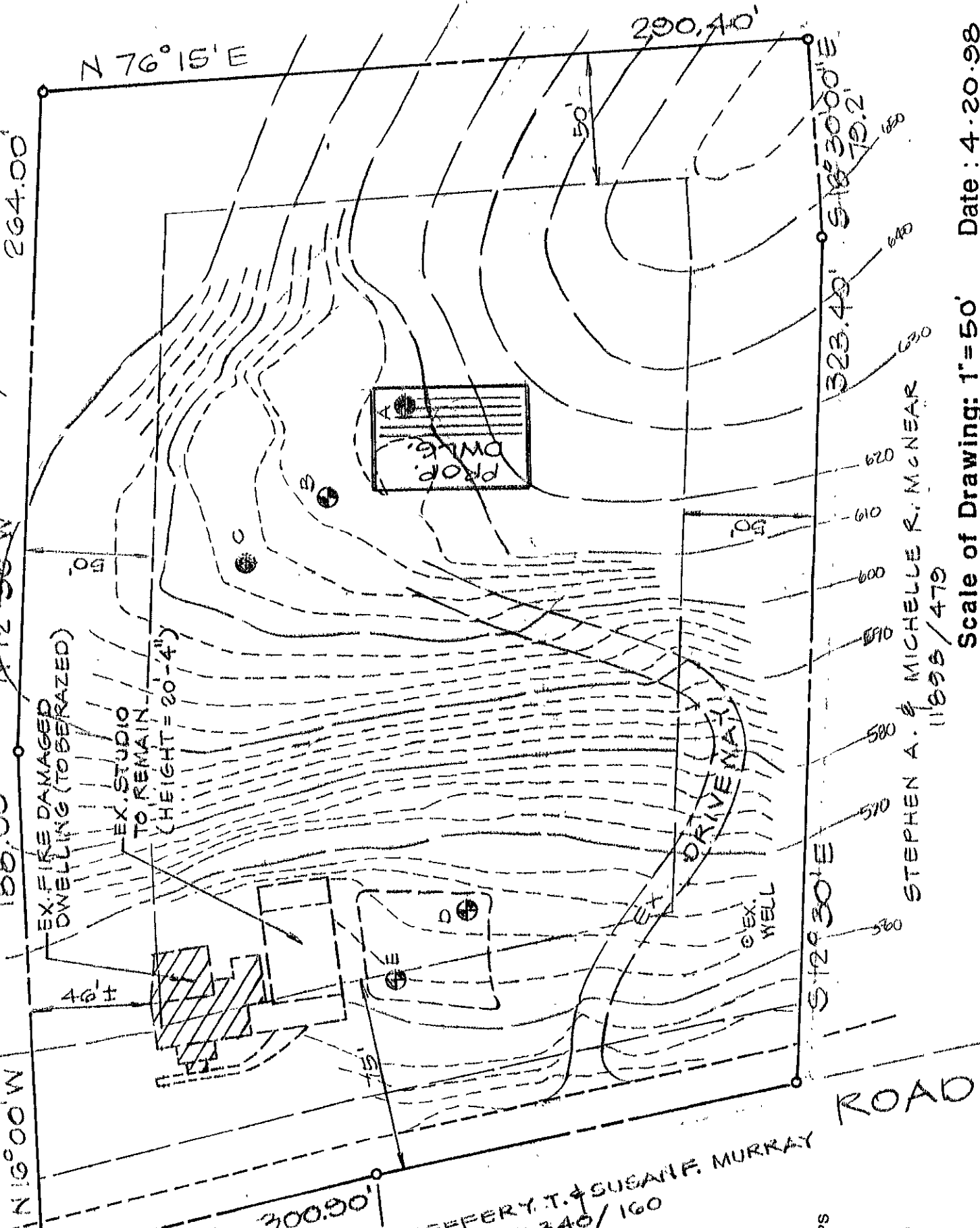
Subdivision name: N/A
plat book# N/A, folio# N/A, lot# N/A, section# N/A
OWNER: ZBIGNIEW J. & BOZENA SAKOWSKI
DEED REF.: 5017/372
EX. WELL CUMMINGS 5225/460

CORBETT

JAMES M. & DORTHEA JOHNS 5312/378

JEFFERY T. & SUSAN F. MURRAY 11340/160

MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555



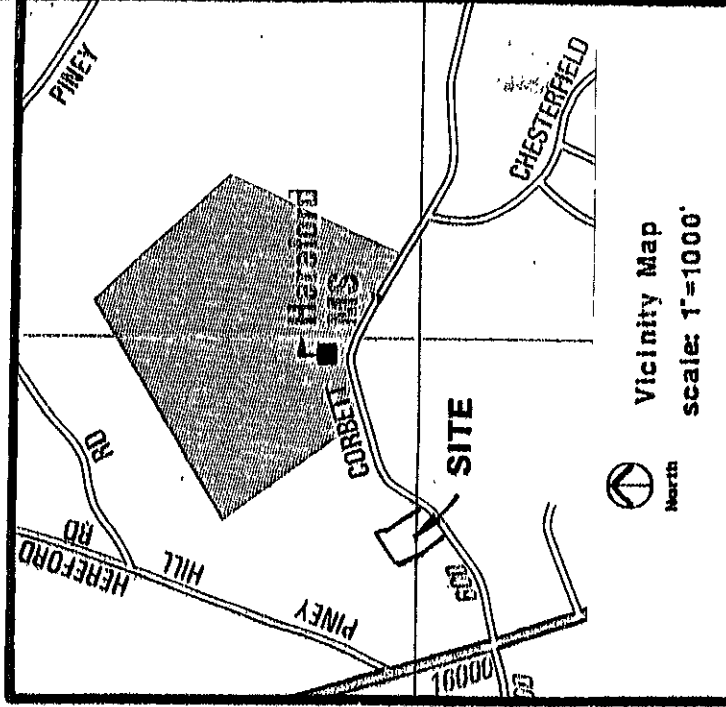
The property line calls shown hereon are taken from deed records and are not representative of a boundary survey.

Request for Variances to:

1 Sec. 400.1 BCZR—To permit an accessory structure (studio) to remain in the front yard of the proposed principal dwelling

2. Sec. 400.3 BCZR—To permit the existing accessory structure to remain at a height of 21 feet, more or less, in lieu of the maximum allowed 15 feet.

TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY TOPOGRAPHIC MAPS AND FROM FIELD RUN TOPOGRAPHY.



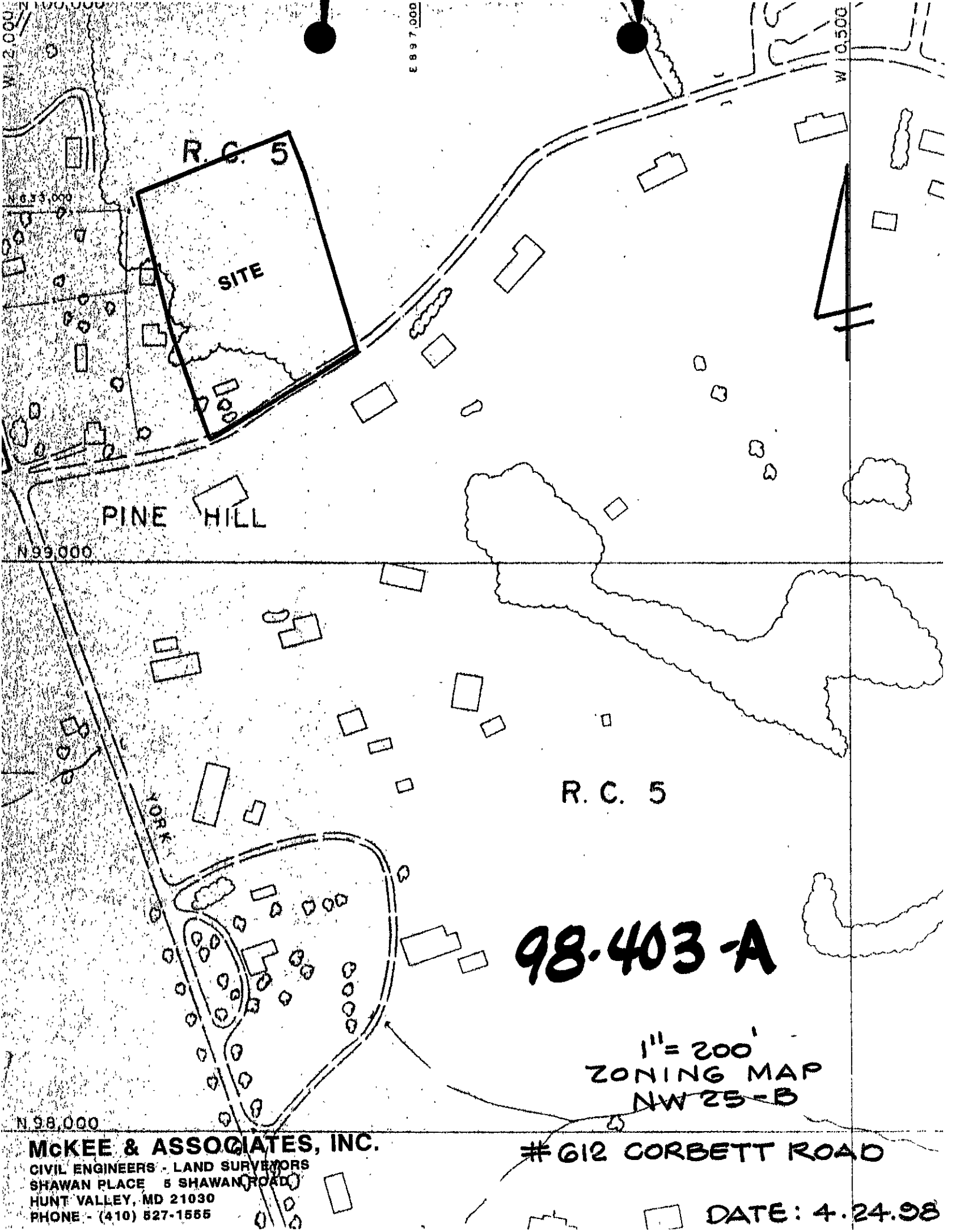
LOCATION INFORMATION

Councilmanic District: 3 RD
Election District: 5 TH
1"=200' scale map#: NW 25 B
Zoning: R.C.-5
Lot size: 2.92 acreage 127195 square feet
SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: J L
ITEM #: 403
CASE#:

98-403-A



R.C. 5

SITE

PINE HILL

R.C. 5

98-403-A

1" = 200'
ZONING MAP
NW 25-B

#612 CORBETT ROAD

DATE: 4.24.98

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE & SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555